



**PHAP15-00012**

**Date:** May 18, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** El Paso Independent School District  
**Representative:** Joel Olivas  
**Legal Description:** Being 32 Sunset Heights 1 To 30, City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 220 Lawton Drive  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1940  
**Historic Status:** Landmark  
**Request:** Certificate of Appropriateness for the demolition of an existing asphalt parking lot and curb, playground, and structure and construction of a new parking lot with chain link fencing, striping, paving, ramps, sidewalks, gates, rock wall, irrigation, driveway, signage, angled parking, and landscaping  
**Application Filed:** 5/4/2015  
**45 Day Expiration:** 6/18/2015

**ITEM #1**



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the demolition of an existing asphalt parking lot and curb, playground, and structure and construction of a new parking lot with chain link fencing, striping, paving, ramps, sidewalks, gates, rock wall, irrigation, driveway, signage, angled parking, and landscaping

## **STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale. Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually. Cinder block and chain link fencing are relatively recent developments and are therefore not appropriate fencing materials.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*
- *All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape. This does not mean that the new structure should appear historic but it should appear aesthetically and architecturally compatible and reinforce the historic properties of the adjacent buildings.*
- *New and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid pattern, and control joints to match existing or the surrounding original paving.*
- *Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks.*
- *When repair or replacement is required the existing structure (garage or driveway) should be replaced in kind.*
- *New parking areas should be designed to have a minimal effect on the neighborhood environment.*
- *Retain mature trees that contribute to the character of the historic district.*

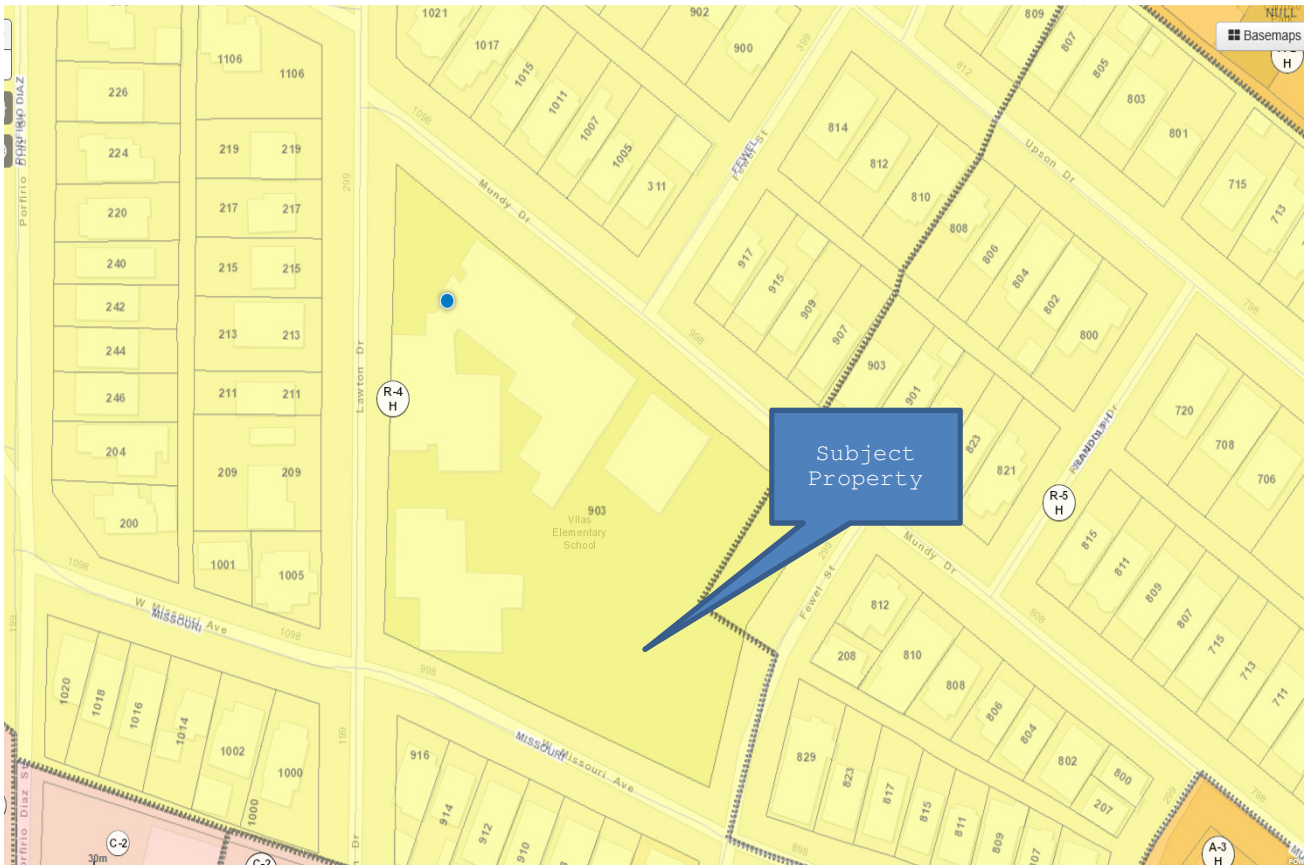
- *When replacing trees that are causing structural problems carefully consider the new location so that the tree will be able to mature in a healthy manner.*
- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees.*
- *Replace mature trees with similar canopy and in the same location when they are damaged or diseased. When the same site location is not practical, select a location for replacement trees that will enhance the appearance and character of the historic streetscape or provide shade.*
- *Where additional parking is necessary it should be located to the rear of the property as well.*
- *Introduce new signage that is compatible in material, size, color, scale, and character with the building or the district.*
- *Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.*
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Features added to assist persons with disabilities should be designed and constructed so that the original design of the entrance or porch is not diminished and historic materials or features are not damaged.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *Deteriorated historic features will repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- *Retaining the historic relationship between buildings and the landscape.*

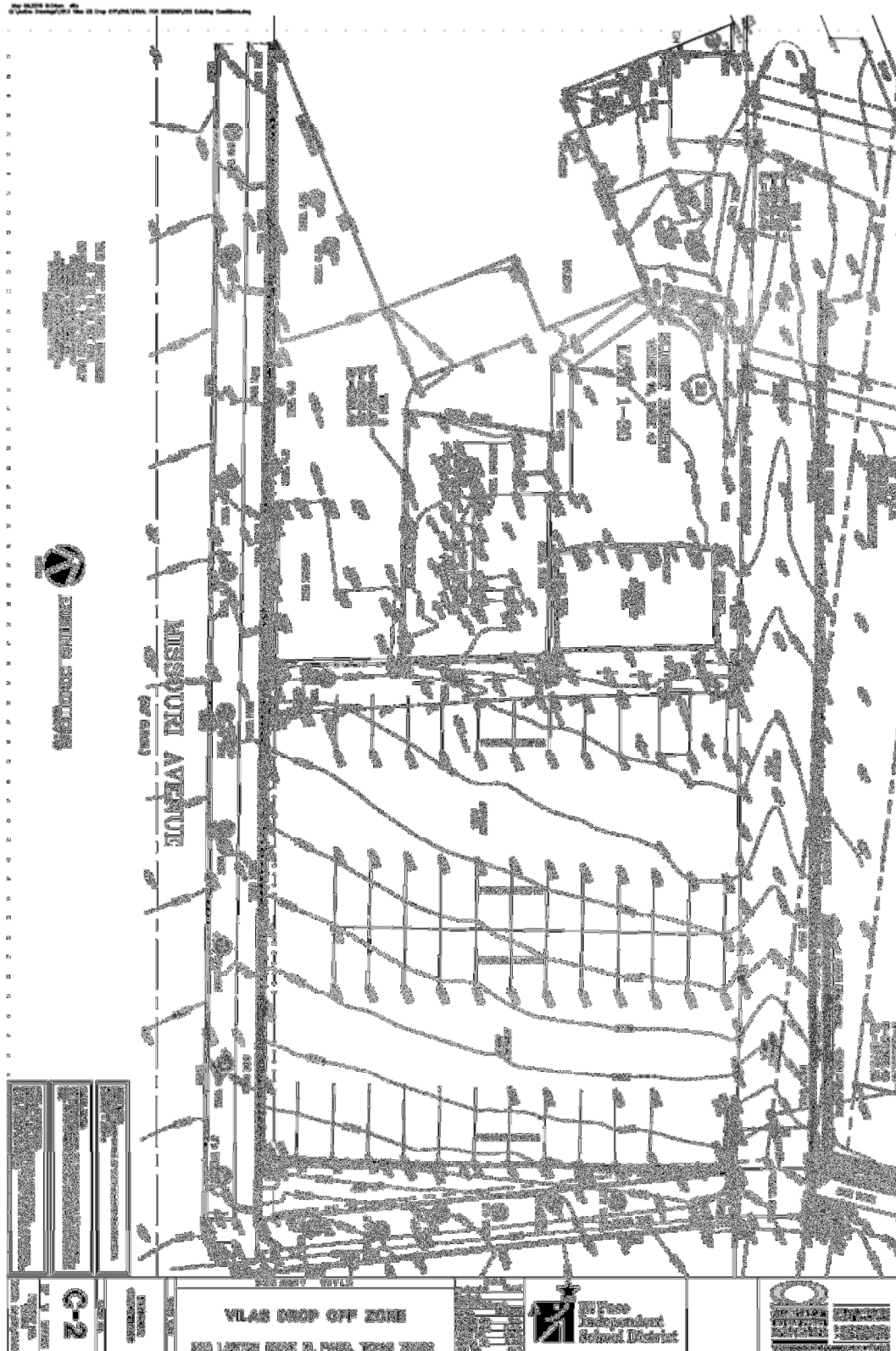
*The modification is that the chain link fencing at the perimeter of the property be replaced with a more compatible material such as metal picket.*

## AERIAL MAP

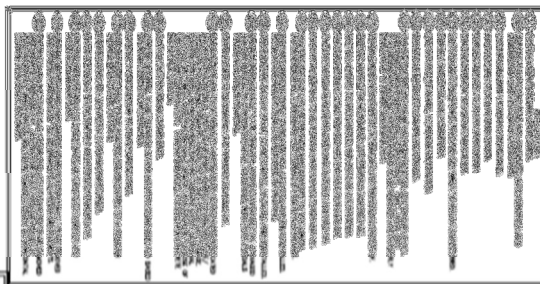
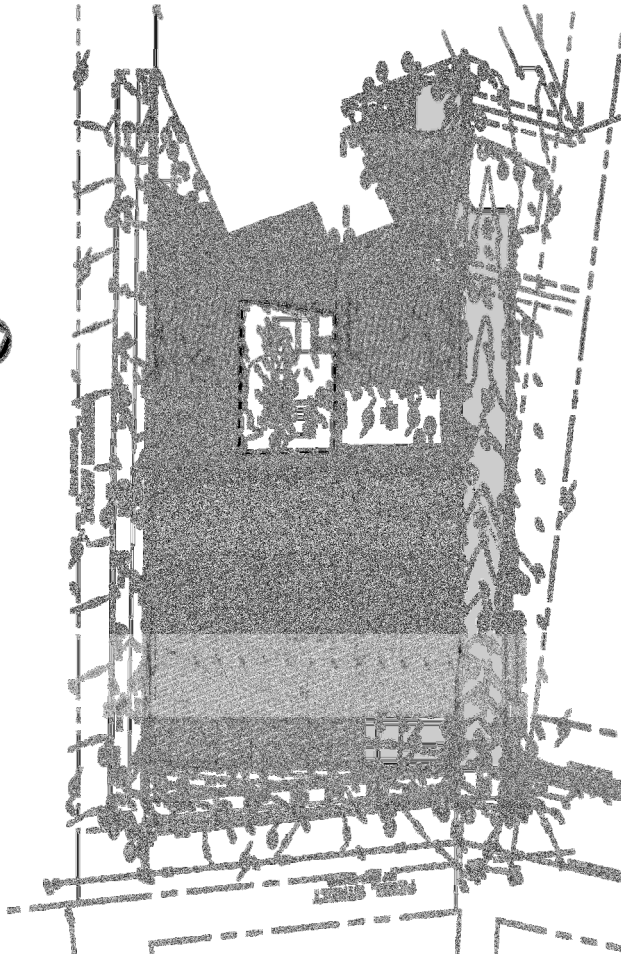




# **EXISTING PLANS**



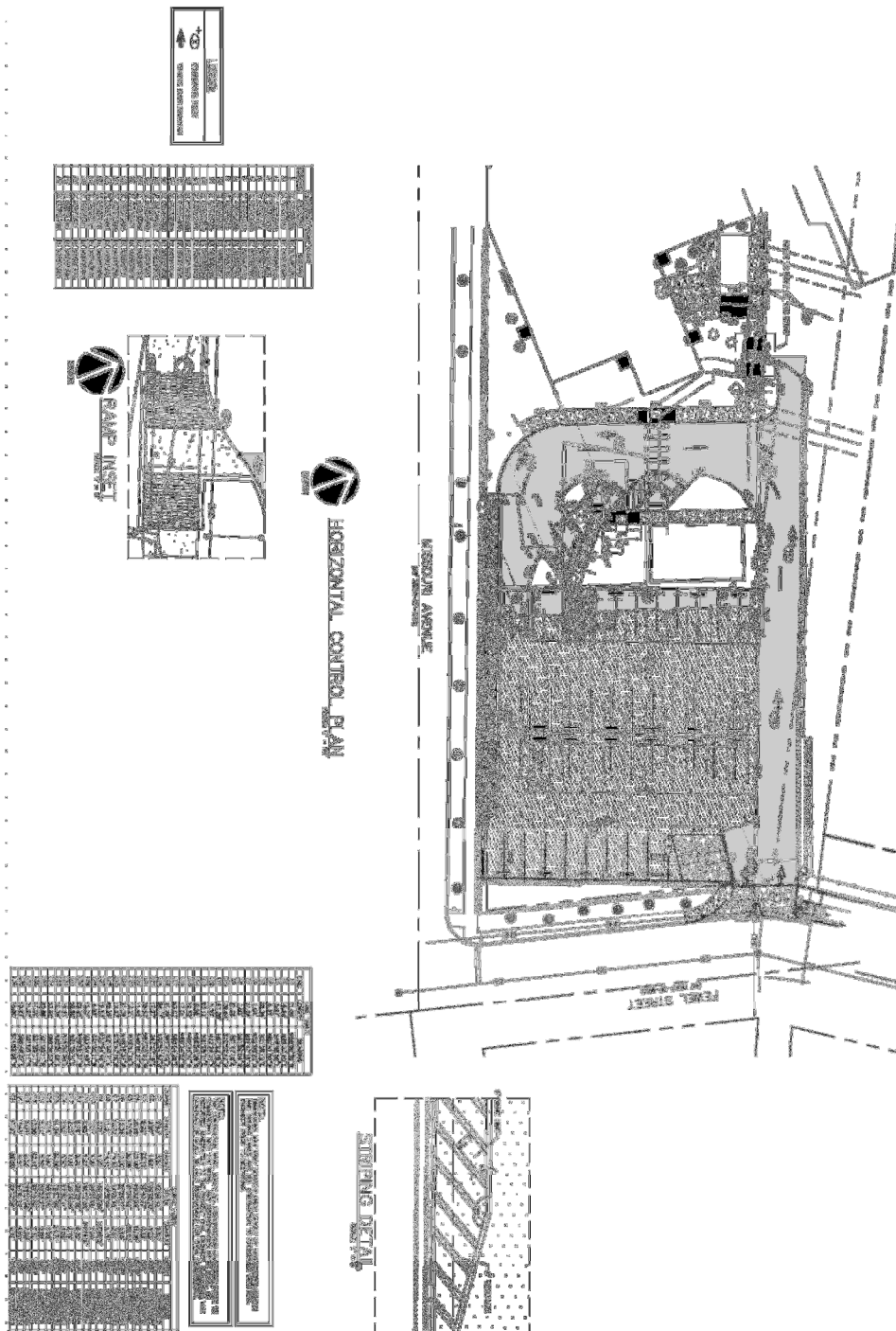
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The authors are indebted to the referees and reviewers for their helpful comments and suggestions. The authors are also indebted to the referees and reviewers for their helpful comments and suggestions.

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May 06, 2015 3:05pm EDT  
C:\Active Growings\1013\_West\_EB\_Drop\_Off\2015\FINAL FOR BUDGET\034\_Habitat Control Planning

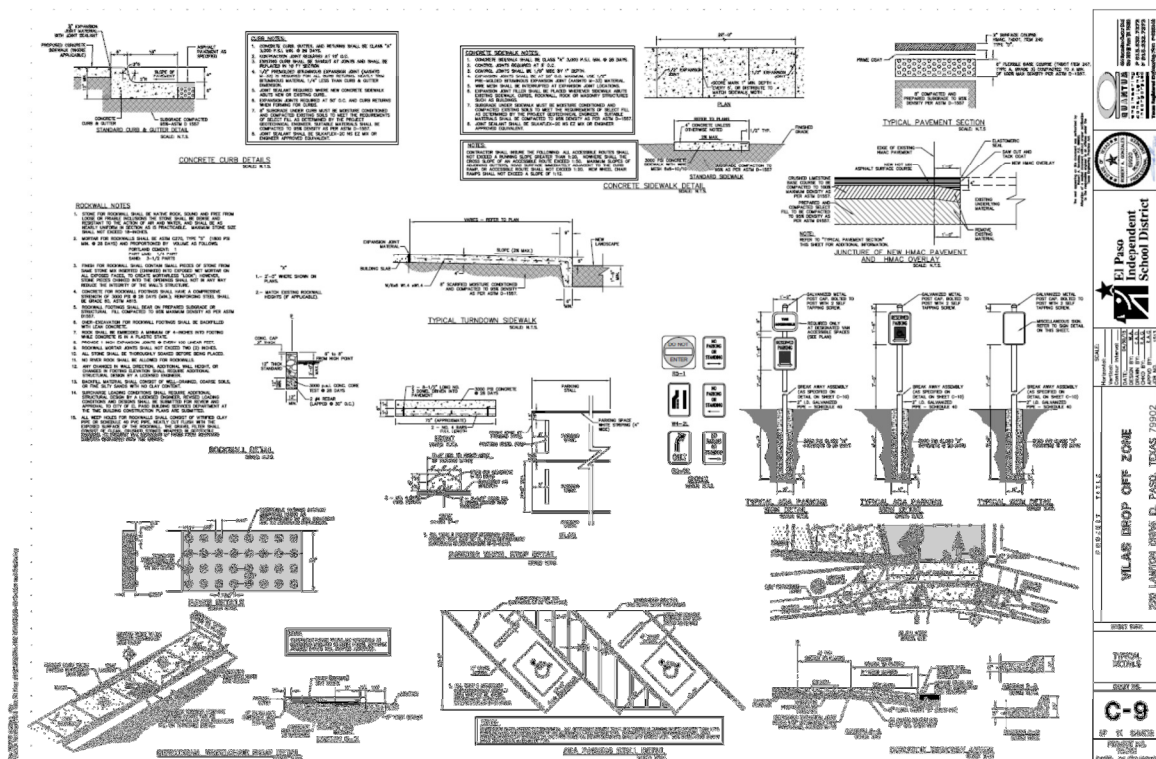
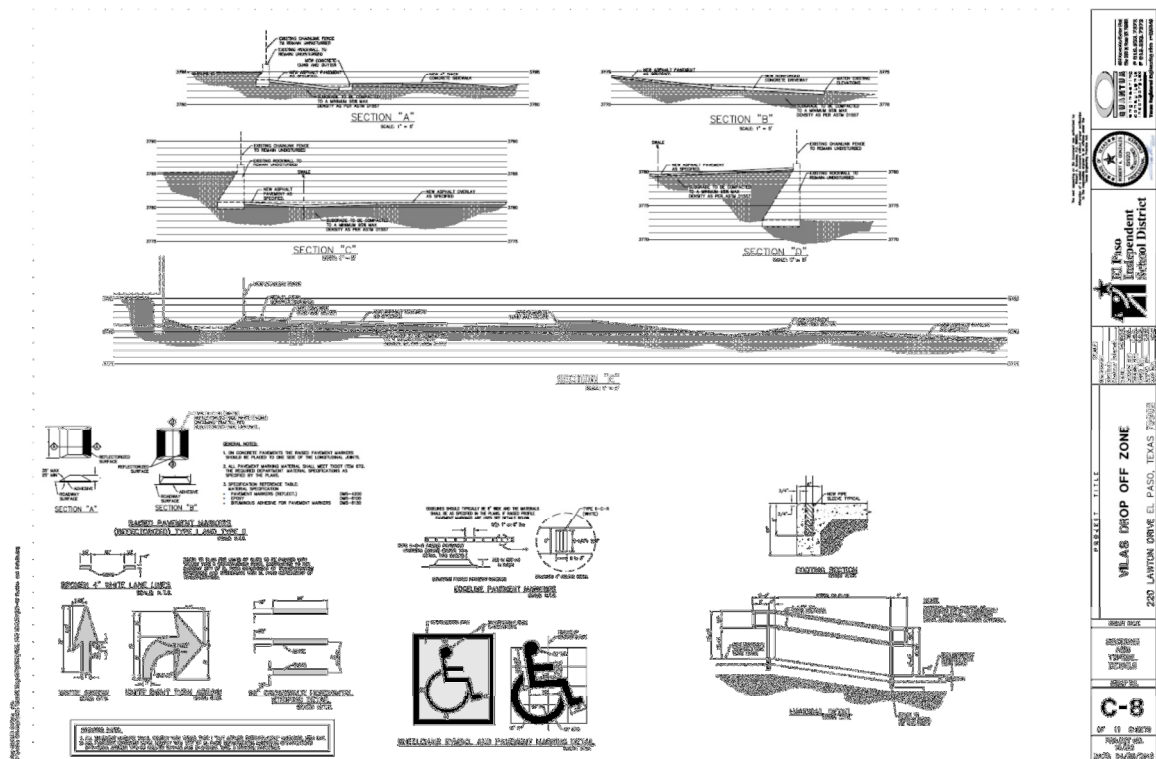


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<b>C-4</b> OF 11 SHEETS DATE: 04/30/2010	SHEET NO. _____	PROJECT TITLE <b>VILAS DROP OFF ZONE</b>	SCALE: 1"=40' Horizontal: 1"=40' Vertical: 1"=40' Contour Interval: 5'	 <b>El Paso Independent School District</b>		 444 Riverside Center Dr. Suite 100 El Paso TX 79901 P 915.832.7372 F 915.832.7373 E info@quantumeng.com WWW.quantumeng.com Team Registered Engineering Firm: P000018
	SHEET TITLE <b>220 LAWTON DRIVE EL PASO, TEXAS 79902</b>	DATE: 04/30/10 DESIGNED BY: C.A.B. CHECKED BY: S.A.G. DRAWN BY: S.A.G.				



## SECTIONS AND DETAILS





## DETAILS AND LANDSCAPING

